

**Valley Pond Townhome Association Board Meeting**

**October 10, 2015**

**Jim and Deb Anderson's 1127 Heritage Dr.**

**Call to Order** and Welcome by Jim Pence at 7:00 pm.

**Building Representatives present:**

**Bldg. 1:** Jim Pence

**Bldg. 4:** Jaye Lawrence

**Bldg. 7:** --

**Bldg. 2:** Carmen Sevcik

**Bldg. 5:** Jim Anderson

**Bldg. 8:** --

**Bldg. 3:** Jan Foley

**Bldg. 6:** Norm Watt

**Bldg. 9:** Gary Freking

**Officers Present:** Jim Pence, Anita Hellie

**Secretary's Report:** M/S/P: Norm Watt/Jaye Lawrence to accept the secretary's report as amended. Jan Foley was not present at the September meeting and the extra cost to insure Griff Wigley solar panel will be \$52.32 per year.

**Treasurer's Report:** M/S/P: Jim Anderson/Carmen Sevcik to file the Treasurer's report for audit.

**Old Business:**

**Lawn Care Update:** Carmen Sevcik reported that there are concerns about  
-the grass getting too long and not cut short enough when cut  
-need to pick up leaves this fall  
-McClintock's backyard lawn in Building 1 wasn't mowed this last time

**Volunteer for updating the Building History Documentation:** A volunteer is needed to keep the building work history documented. The last entry was done about 2-3 years ago. This is important because it helps us realize how long ago some projects were done and why it might need to be done again in order to keep our property in good repair. It might also help new owners understand why something needs to be done and now is the time.

**Architectural Committee Report:** None

**2<sup>nd</sup> Amendment to the Declaration discussion:** Sherry Freking reported that the second amendment will have to be rewritten in order to legally allow for proposed changes in allowing rental and insurance changes.

**M/S/P:** Jim Pence/Aim Anderson authorizing Sherry Freking to spend up to \$3,000.00 for legal council with our Lawyer John Uphaug to update and redraft our second amendment so it covers the proposed changes in rental and insurance coverage.

**New Business:**

**Lawn Mowing** was discussed and we will be looking for bids.

**Seal Coating** is done every 3 years. We will be looking at 2 bids for redoing the driveway Between buildings 8 and 9.

**Adjournment:** M/S/P: Gary Freking/Jan Foley to adjourn the meeting.

**Next meeting:** November 10 Jim and Janet Dale Bldg. 7 Lincoln Street South

Respectfully submitted,  
Anita Hellie, secretary